MJK
Estate Agents

ATHELSTANE CRESCENT, EDENTHORPE, DONCASTER, DN3 2NF

OFFERS IN REGION OF £240,000

SIMPLY STUNNING FOUR BEDROOM HOME IN THE HEART OF EDENTHORPE AND SHOULD BE TOP OF YOUR LIST TO VIEW. This lovely home is within a great catchment area for local schools including Hungerhill, just a short walk to local shops and within two miles of M18 access. The property is both spacious and modern throughout and offers excellent family accommodation which briefly comprises of entrance hall, living room, open plan living, kitchen/dining room, utility room, WC, landing, master bedroom with walk in dressing area/en suite shower room, three further bedrooms and a family bathroom with separate shower. BOASTING A BEAUTIFUL REAR GARDEN AND YOU WILL NOT BE DISAPPOINTED WHEN YOU SEE THIS HOME.

ENTRANCE HALL

14' 7" x 3' 6" (4.45m x 1.09m) This delightful home located on a popular estate in Edenthorpe, offers a family everything that you would want and is accessed via the front facing double glazed door to the entrance hallway, radiator, door to the integral garage and stairs to the first floor landing.

LIVING ROOM

10' 4" x 14' 7" (3.15m x 4.45m) A beautifully presented separate reception space with double glazed bay window to the front, radiator and double glass internal doors to the entrance hallway.

KITCHEN/DINER

10' 7" x 18' 11" (3.23m x 5.79m) The main selling feature of this house is the open plan living/dining kitchen with rear facing double glazed French doors leading to the patio, rear facing double glazed window, two further rear and side facing double glazed windows allowing plenty of light into this wonderful entertaining kitchen. Benefitting from modern

fitted kitchen at eye and base level with wood effect surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, integrated dishwasher, integrated fridge/freezer, breakfast bar, radiator, open arch to the utility room, spotlights and laminate flooring.

UTILITY ROOM

5' 8" x 6' 9" (1.74m x 2.08m) A useful space with rear facing double glazed door to the garden, fitted base units with matching work surfaces, integrated washing machine, space for a tumble dryer, radiator and door leading to the WC.

WC

3' 4" x 5' 8" (1.04m x 1.74m) With a low flush WC, wash hand basin, radiator, laminate flooring, partially tiled walls and an extractor fan.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 9" x 19' 7" (1.76m x 5.99m) Benefitting from a side facing double glazed window, airing cupboard and access to all bedrooms/bathroom.

MASTER BEDROOM

9' 9" x 11' 0" (2.99m x 3.36m) Positioned at the rear of the property this lovely double bedroom offers open access to a dressing area with fitted wardrobes, door to the en suite shower room, radiator and a rear facing double glazed window.

DRESSING AREA

With mirror fronted wardrobes.

ENSUITE

5' 9" x 5' 11" (1.77m x 1.81m) Accessed from the dressing area and comprising of a low flush WC, wash hand basin, shower cubicle, radiator, extractor fan, partially tiled walls, spotlights and a rear facing double glazed frosted window.

BEDROOM

13' 4" x 8' 10" (4.07m x 2.71m) A second double bedroom with double glazed window to the front and a radiator.

BEDROOM

11' 4" x 8' 7" (3.46m x 2.64m) A lovely bright third bedroom overlooking the front of the property via the front facing double glazed window and a radiator.

BEDROOM

10' 11" x 8' 8" (3.35m x 2.65m) Further great size bedroom with rear facing double glazed window and a radiator.

BATHROOM

8' 3" x 6' 9" (2.54m x 2.07m) A spacious family bathroom comprising of a low flush WC, wash hand basin, bath, separate shower cubicle, extractor fan, spotlights to the ceiling, partially tiled walls and a front facing double glazed frosted window.

INTEGRAL GARAGE

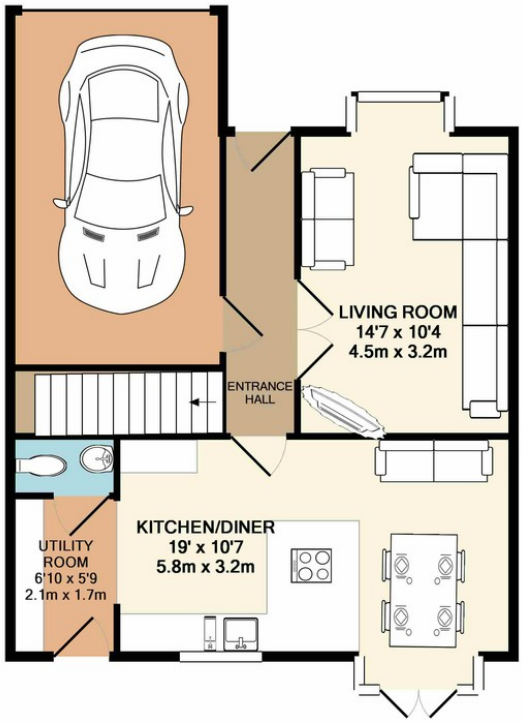
10' 2" x 20' 4" (3.11m x 6.22m) Accessed via the up and over door from the driveway or alternatively via the internal door in the hallway, the garage also benefits from power supply, lighting and the boiler unit is wall mounted within this area.

FRONT GARDEN & PARKING

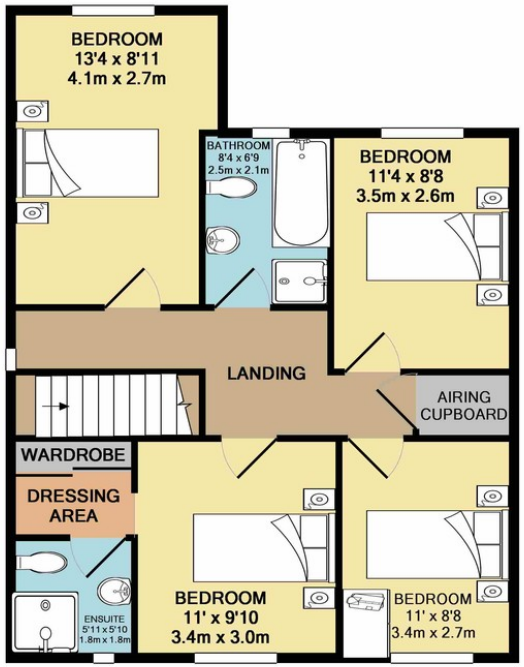
A small laid to lawn area with shrub beds and a paved parking area for two cars, plus side access to the rear garden via a gate.

REAR GARDEN

Beautifully landscaped garden with paved patio, laid to lawn area, shrub beds, gravel areas and fence enclosed for further privacy.



GROUND FLOOR
APPROX. FLOOR
AREA 684 SQ.FT.
(63.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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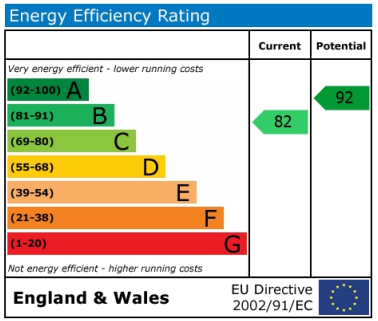

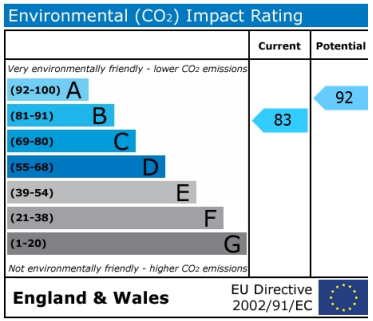

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements